

Paula A. Grogg, Assignee of	*	NO. 34421 EQUITY
Fred B. Garner, Jr. and Margaret	*	IN THE CIRCUIT COURT
Louise Garner, Vendor under Land	*	FOR FREDERICK COUNTY,
Installment Contract to Melvin A.	*	MARYLAND
Boyce and Deborah K. Boyce, His Wife	*	
	*	

PETITION AND REPORT OF SALE

Paula A. Grogg, Assignee of Fred B. Garner, Jr. and Margaret Louise Garner, Vendor under Land Installment Contract to Melvin A. Boyce and Deborah K. Boyce, His Wife, by F. Theodore Elliot, and Elliot & Nicklas, her Solicitors, alleges:

FIRST: That on the 12th day of January, 1982, Melvin A. Boyce and Deborah K. Boyce, being then indebted unto Fred B. Garner, Jr. and Margaret Louise Garner, did execute a Land Installment Contract to secure the payment of said indebtedness, which said Land Installment Contract was recorded in Liber 1164, folio 578, one of the Land Records of Frederick County, Maryland, describing and conveying the following property.

BEING the same lot of ground located in the Creagerstown Election District, Frederick County, Maryland and further described as:

BEGINNING for the same at the concrete monument found along the southern margin of Md. Rt. 77 (Rocky Ridge Road) said point being S 22-15-33 W. 1877' from the beginning of the second parcel as conveyed by deed dated July 28, 1977 from Fred B. Garner, to Fred B. Garner, Jr. and Margaret L. Garner found among the Land Records of Frederick County, Maryland in Liber 1027, at folio 56 and running thence with the closing line and as now fenced and surveyed S 22-15-33 W. 595.03' to an iron pipe found (IPF) at the SW corner of C. Manahan as found in Liber 764 at folio 426, thence as still fenced and the 3rd line of said parcel reversed N 72-50-30- W. 223.06' to IPF at the SE corner of K. Mumma as found in Liber 928 at folio 237 and passing over a stone 14.00' from the beginning of the third line of said parcel, thence as still fenced and with apart of the first parcel of said Garner conveyance N 22-52-04 E. 461.39' to IPF, thence S 76-41-47 E. 31.23' to iron rod found, thence N. 23-23-07 E. 150.00' to IPF on the southern margin of said road and 20.00' from the center of said road, thence with the southern margin S 67-22-06 E. 183.69' to the place of beginning, containing 2.935 acres of land more or less, as prepared and set forth on a plat of survey and house location prepared by Wilbur L. Ford, Jr., which lot and the improvements thereon are known and designated as No. 9903 Rocky Ridge Road, Rocky Ridge, Maryland.

SECOND: That, default in the payment of the said Land Installment Contract having occurred, the said Vendors advertised the real estate described